



AGENDA
BOARD OF ADJUSTMENT
Municipal Plaza Building, 1st. Floor
103 Main Plaza Street, San Antonio, Texas 78205
Monday 1:00 P.M. September 30, 2002



The official agenda is posted at City Hall in accordance with state law.
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Board of Adjustment Members

Michael Ramirez – District 1
Oscar R. Williams – District 2
Jesse Jenkins – District 3
Hervey Duron – District 4
Laura Lizcano – District 5

Jesse Zuniga – District 6
Yolanda Arellano – District 7
Abe Ramirez – District 8
Vacant – District 9
Lisa Musial – Mayor

Don Macaulay – District 10
Chairman

I. 1:00 P. M. Public hearing called to order by the BOA Chairman

II. Roll Call

III. Invocation

IV. Scheduled Cases:

CASE NO. A-02-113RH	Herbert A. Schaefer, 1022 Sherman St.
CASE NO. A-02-144PP	David & Grace Saenz, 7223 Granite Creek
CASE NO. A-02-147PP	John H. Dean, 1023 S. Flores St.
CASE NO. A-02-151	Efraim Tito Fernandez, 2519 Rigsby
CASE NO. A-02-153	Manuela L. Rodriguez, 322 Lemur
CASE NO. A-02-154	Walter H. Hafner, 602 Springvale
CASE NO. A-02-155	Troy Turner, 1411 Springvale
CASE NO. A-02-156	Jennifer Hettler representing Dolores & Ignacio Ortega, 507 Saldana
CASE NO. A-02-157	Jennifer Hettler representing Roland A. Ortiz, 139 Carter St.
CASE NO. A-02-158	Artistic Builders representing Dr. Mark Homer, 3608 S. Gevers
CASE NO. A-02-159	Artistic Builders representing Dr. Mark Homer, 1427 Fair Ave.
CASE NO. A-02-160	Donald R. Kelly representing Wanda J. Robbins, 1115 SW Military Dr.

V. Consider to approve the Minutes of September 16, 2002.

VI. Adjournment

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 24 hours prior to the meeting by calling 207-7245.

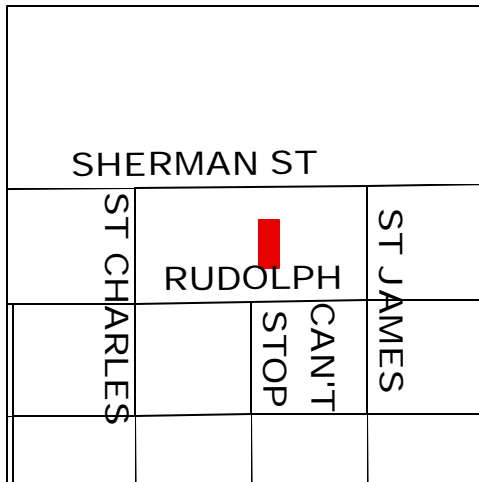
CASE NO. A-02-113RH

**Herbert A. Schaefer
Lot A6, Block B1, New City Block 1007
1022 Sherman Street
Zoned: "R-4" Residential Single-Family District**

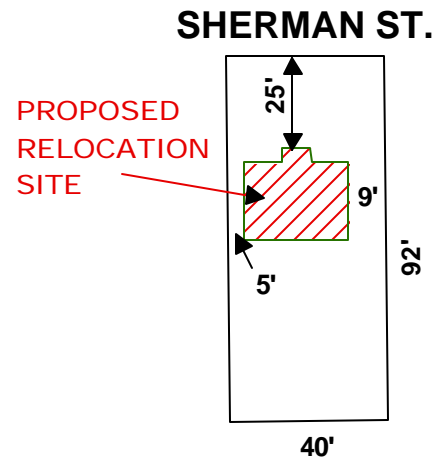
The applicant requests a Special Exception to relocate a structure from 1703 Burleson Street to 1022 Sherman Street, and a variance to place a single-family dwelling on a parcel of land that does not meet minimum lot size requirements.

The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions, and Section 35-310.01 (b) of the UDC requires a minimum lot size of 4000 square feet.

The applicant's plan proposes placing the aforementioned structure on a 3,680 square feet lot.



NOT TO SCALE



LOCATION MAP A-02-113R.H. PLOT PLAN

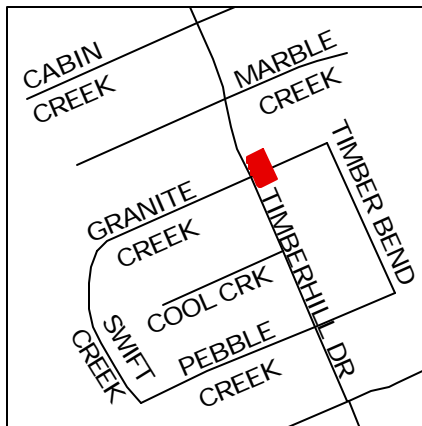
CASE NO. A-02-144PP

**David & Grace Saenz
Lot 34, Block 5, New City Block 18651
7223 Granite Creek
Zoned: "R-6" Residential Single-Family District**

THIS CASE WAS PREVIOUSLY SCHEDULED FOR AUGUST 19, 2002.

The applicant requests a variance to continue construction of a 4' picket fence on the front yard property line, and a 6' fence within the front yard setback.

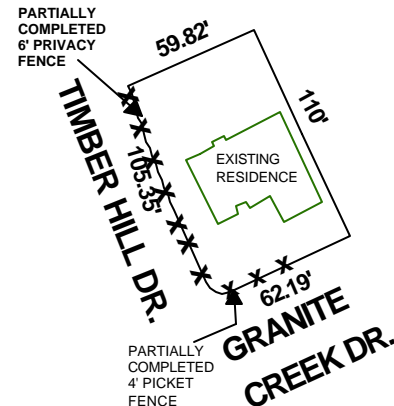
The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the front yard setback to 4', and the side yard to 6', as long as the fence to be constructed does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code.



LOCATION MAP



NOT TO SCALE



A-02-144PP PLOT PLAN

CASE NO. A-02-147PP

John H. Dean

Lot 31, New City Block 985

1023 S. Flores Street

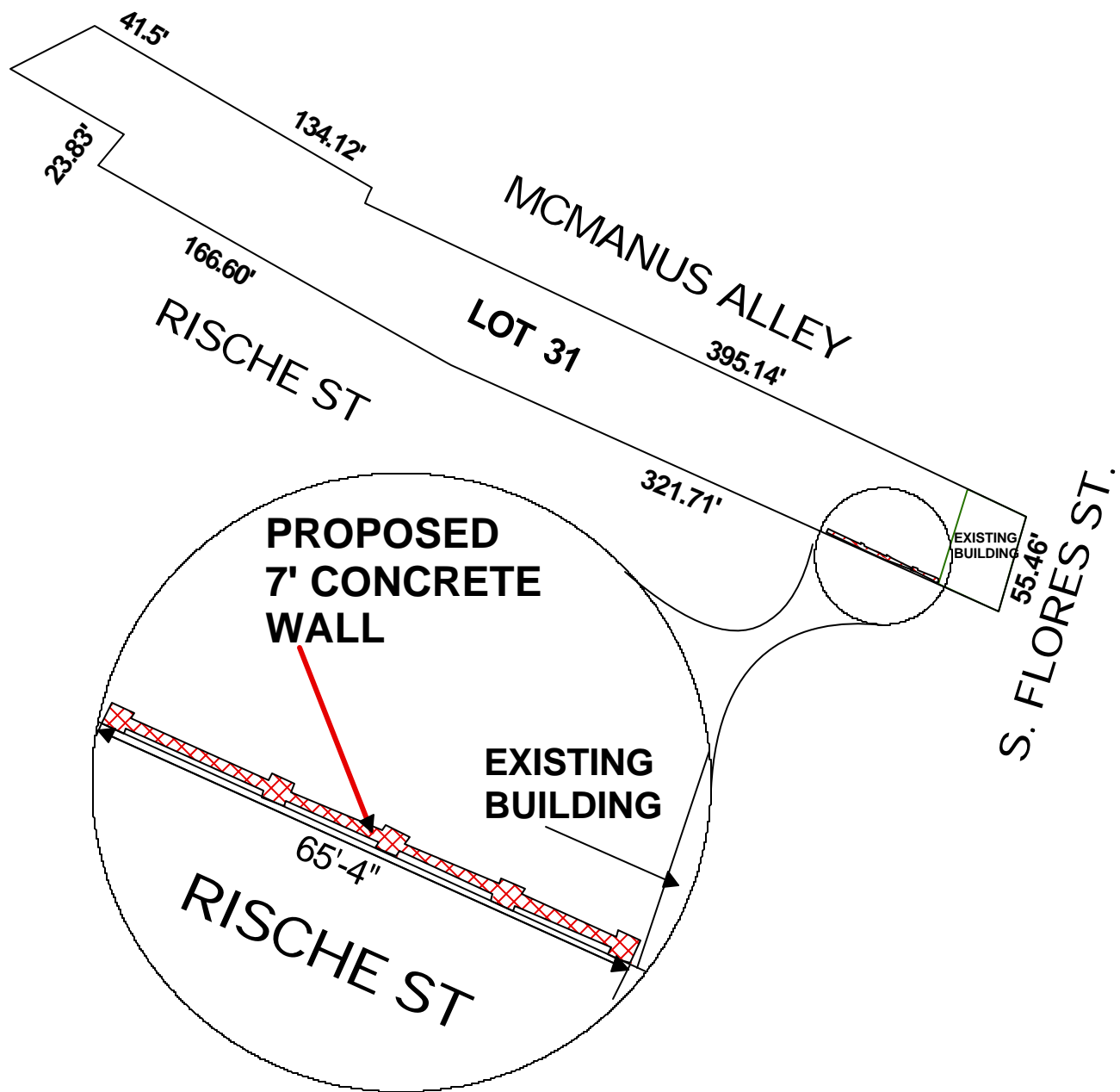
Zoned: "I-1" General Industrial District

THIS CASE WAS PREVIOUSLY SCHEDULED FOR SEPTEMBER 16, 2002.

The applicant requests a variance to erect a 7' concrete wall on the side yard property line.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the side yard setback to 6'.

The applicant's plan shows a proposed 7' concrete wall on the side yard property line.



CASE NO. A-02-151

Efraim Tito Fernandez

Lot 22 – 24 & 1, New City Block 10745

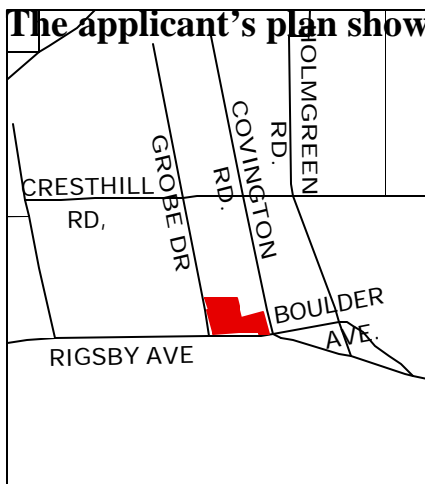
2519 Rigsby Avenue

Zoned: “C-1, C-2, C-3” Light Commercial, Commercial, and General Commercial District

The applicant requests a variance to keep a 6' fence on the front yard property line.

The Development Services Department could not issue this permit because Section 35-514 (C)(1) of the Unified Development Code limits fence height within the front yard setback to 4 as long as the fence does not obscure vision above a height of 3' measured from the pavement as required by Section 35-506 (d) (5) of the Unified Development Code.

The applicant's plan shows an existing 6' fence on the front yard property line.

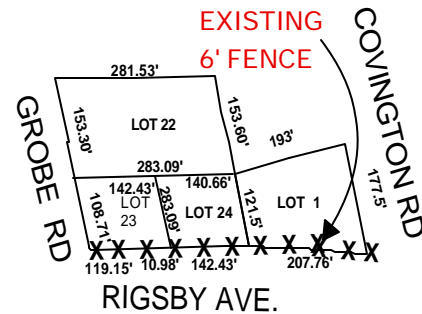


LOCATION MAP



NOT TO SCALE

A-02-151



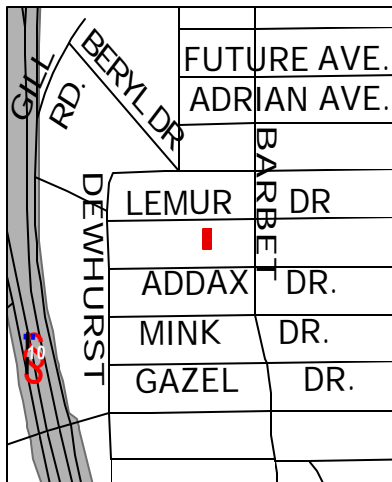
PLOT PLAN

CASE NO. A-02-153

Manuela Rodriguez
Lot 6, Block 14, New City Block 10195
322 Lemur Drive
Zoned: "R-4" Residential Single-Family District

The applicant requests renewal of a Special Exception for a one-operator beauty shop in a residential district.

The Development Services Department could not issue this permit because Section 35-801 (g) of the Unified Development Code gives only the Board of Adjustment authority to hear and decide Special Exceptions. The proposed hours of operation are Wednesday, and Friday from 8:00 A.M. to 4:00 P.M.

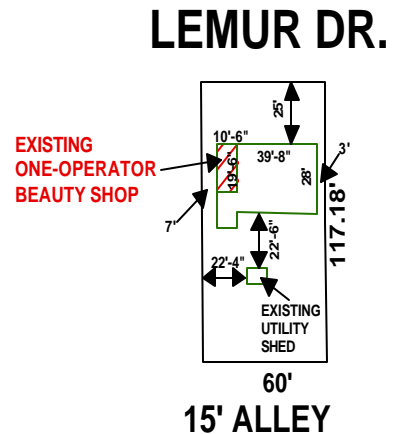


LOCATION MAP



NOT TO SCALE

A-02-153



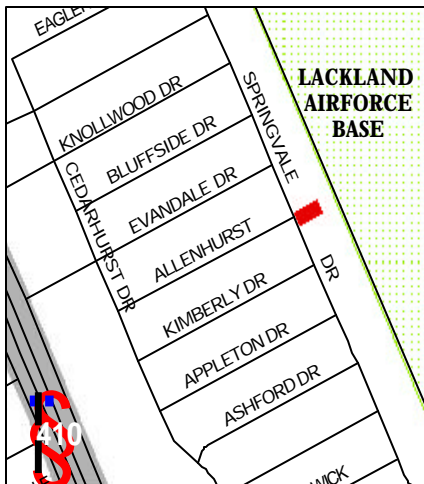
PLOT PLAN

CASE NO. A-02-154

**Maj. Walter H. Hafner
Lot 29, Block 1, New City Block 15175
602 Springvale Drive
Zoned: "R-6" Residential Single-Family District**

The applicant requests a variance to continue construction of a carport within the front yard setback.

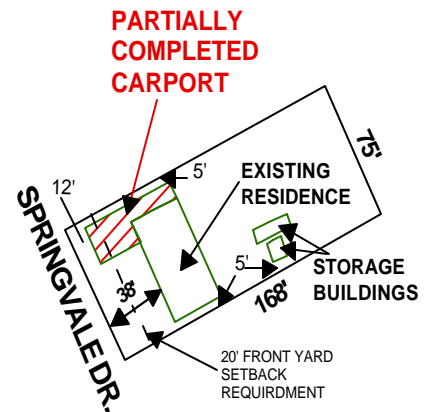
The Development Services Department could not issue this permit because Section 35-516 (g) of the Unified Development Code requires a 20' front yard setback for garages and carports.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

A-02-154

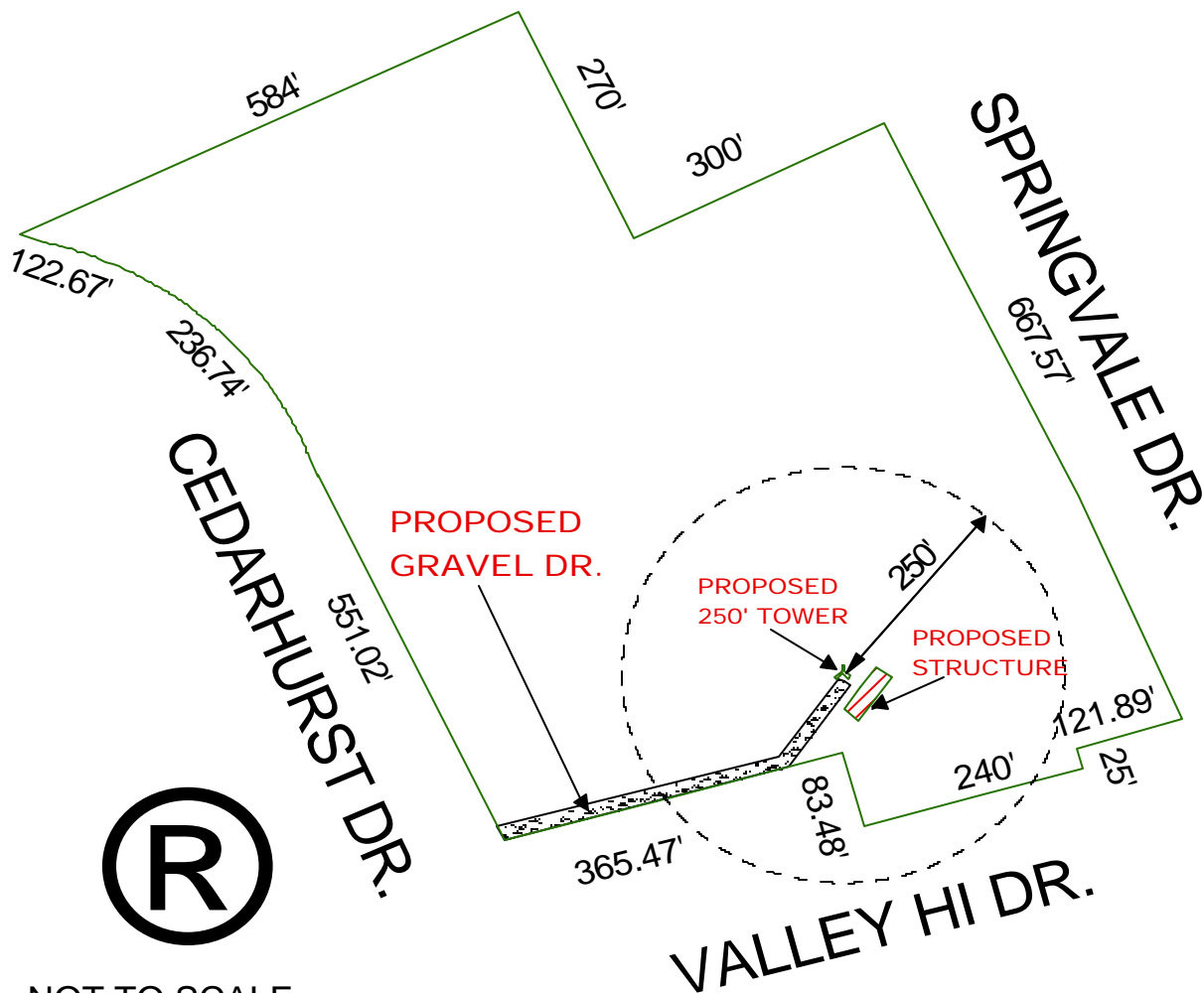
CASE NO. A-02-155

**Troy Turner
Lot P-35, New City Block 15139
1411 Springvale Drive
Zoned: "C-3" General Commercial District**

The applicant requests variances to increase the height of an existing 199' communication tower by 51' for a total height of 250', and construct an unmanned equipment building that exceeds the maximum allowed square foot requirement.

The Development Services Department could not issue this permit because Section 35-388 (d) (4) of the Unified Development Code limits the height of communication towers to 199', and Section 35-388 (d) (3) of the Unified Development Code limits the gross floor area of unmanned equipment buildings to 750 square feet. .

The applicant's plan proposes increasing the height of an existing 199' communication tower to 250', and constructing a 1,200 square foot unmanned equipment building.



NOT TO SCALE

PLOT PLAN

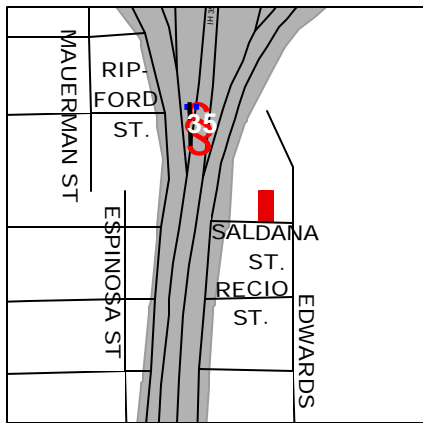
A-02-155

CASE NO. A-02-156

**Rudy M. Hettler representing Dolores & Ignacio Ortega
Lots 3 & 4, Block 1, New City Block 3904
507 Saldana Street
Zoned: "MF-33" Multi-Family District**

The applicant requests a Special Exception to relocate a structure from 511 Golondina Street to 507 Saldana Street.

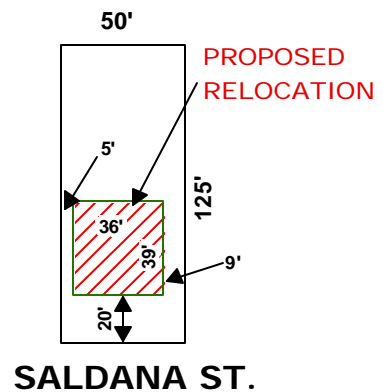
The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

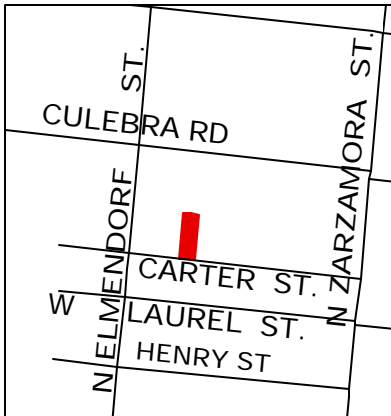
A-02-156

CASE NO. A-02-157

**Rudy M. Hettler representing Roland A. Ortiz
Lot 17, Block 1, New City Block 1924
139 Carter Street
Zoned: "MF-33" Multi-Family District**

The applicant requests a Special Exception to relocate a structure from 2432 S. Loop 410 West to 139 Carter Street.

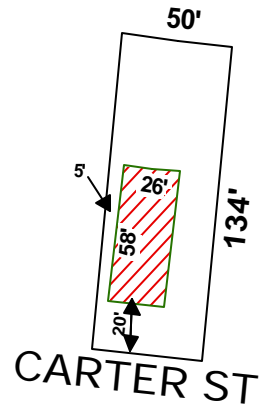
The Development Services Department could not issue a permit because Section 35-801 (g) of the Unified Development Code (UDC) gives only the Board of Adjustment authority to hear and decide Special Exceptions.



LOCATION MAP



NOT TO SCALE



PLOT PLAN

A-02-157

CASE NO. A-02-158

Dr. Mark Homer

Lot 11, Block 1, New City Block 9587

3608 S. Gevers Street

Zoned: "C-3NA" General Commercial, Nonalcoholic Sales District

The applicant requests a variance to construct a veterinary clinic within the side yard setback, and the 15' landscape buffer requirement.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 30' side yard setback, and Section 35-510 (c) (3) of the Unified Development Code requires a 15' landscape buffer.

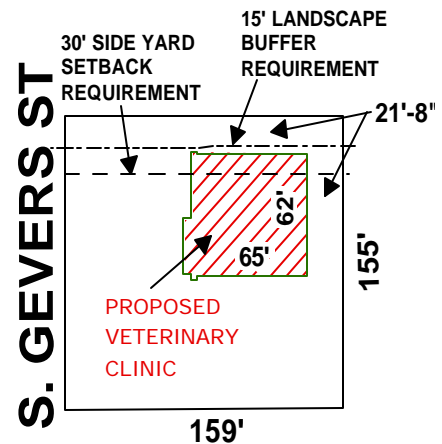


LOCATION map



NOT TO SCALE

A-02-158



PLOT PLAN

CASE NO. A-02-159

Dr. Mark Homer

Lot 12, Block 1, New City Block 9587

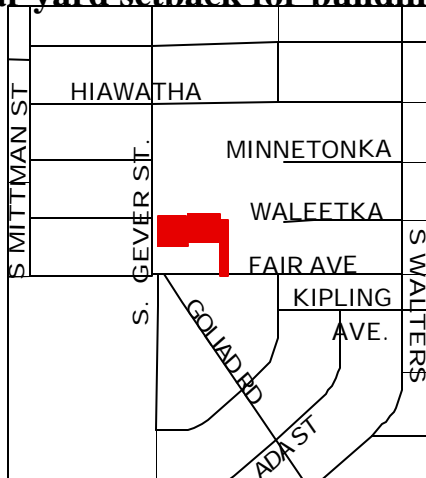
1427 Fair Avenue

Zoned: "C-3NA" General Commercial, Nonalcoholic Sales District

The applicant requests a variance to construct a mini-storage facility within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 30' rear yard setback.

The applicant's plan proposes constructing the mini-storage facility with a 15' rear yard setback for buildings "A" and "D".

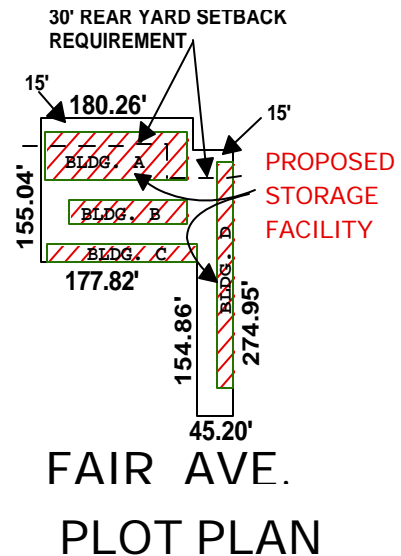


LOCATION MAP



NOT TO SCALE

A-02-159



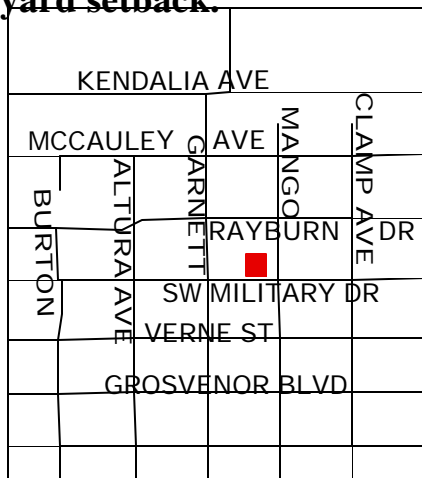
CASE NO. A-02-160

**Donald R. Kelly, Jr. representing Wanda J. Robbins
Lot 34A, Block 25, New City Block 8948
1115 W. Military Drive
Zoned: "C-3" General Commercial District**

The applicant requests a variance to construct a commercial building within the rear yard setback.

The Development Services Department could not issue this permit because Section 35-310.01 (b) of the Unified Development Code requires a minimum 30' rear yard setback.

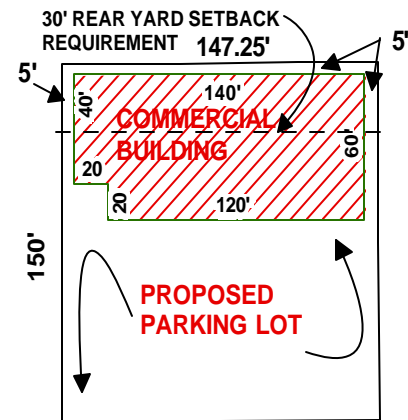
The applicant's plan proposes constructing the commercial building with a 5' rear yard setback.



LOCATION MAP



NOT TO SCALE



S.W. MILITARY DR.

PLOT PLAN

A-02-160